

**ASTON GRAY**



**48 Lyndhurst Grove**

, London, SE15 5AL

**£1,750,000**



# 48 Lyndhurst Grove



## Description

Nestled away in the sought after location of Lyndhurst Grove, this elegant and versatile five bedroom Victorian terraced house of over 2000 square feet is presented with an array of period features and a stunning open plan living/dining and kitchen space. The property preserves a wealth of period details like the fireplaces throughout large sash windows, making it a very light and airy house.

The master bedroom suite is exceptional and is complimented by outstanding views of the London skyline and relaxing views of greenery. The quality of flooring is consistent throughout the property and the south facing garden is equally ideal for entertaining or relaxing.

On entry into the light and spacious hallway you are immediately greeted by contemporary decor, high ceilings and original features. To the left is the huge through reception space that opens up into the kitchen /dining area. If more privacy is required, then the reception room can be separated from the open plan kitchen/dining space. The bespoke designed kitchen is a mixture of extensive counter and cupboard space with integrated appliances. The secluded, south facing private garden is accessed through bi-folding doors. There is a w.c. on this floor too. The first floor consists of three excellent size bedrooms as well as a family bathroom which has a walk in shower and free standing bath.

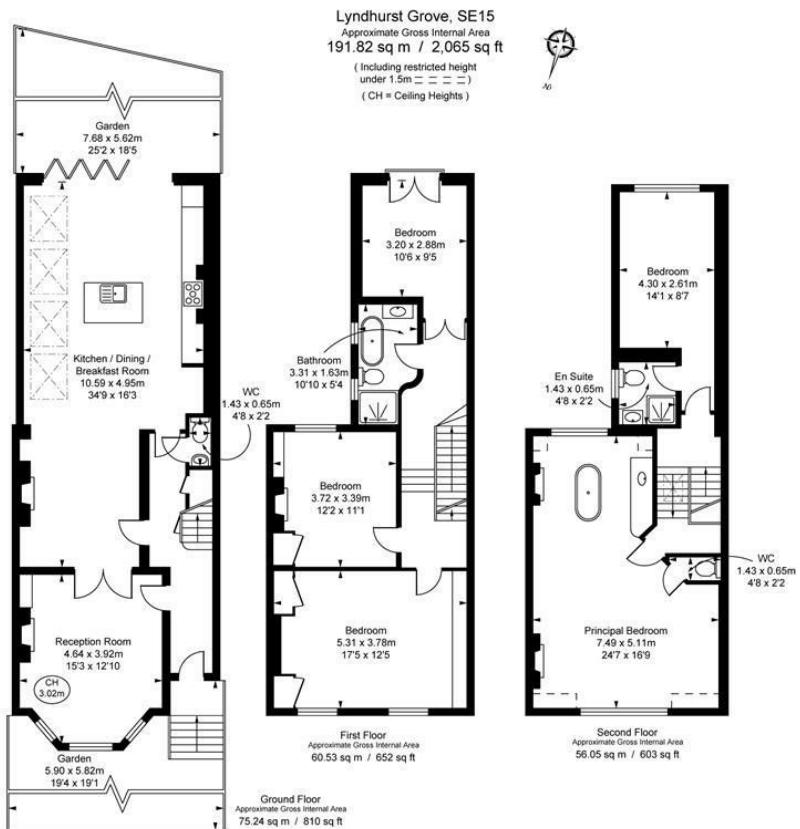
- Five double bedrooms
- Exceptional open plan living
- Private garden
- Array of period detail
- Excellent school catchment
- Two ensuites and a family bathroom
- Stunning bespoke designed kitchen
- Contemporary decor
- Sough after location
- No onward chain



, London, SE15 5AL



## Floor Plan



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	82
(81-91)	B	
(69-80)	C	
(55-68)	D	56
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus)	A	77
(81-91)	B	
(69-80)	C	
(55-68)	D	46
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

## Viewing

Please contact our Head Office Office on 03333444385  
if you wish to arrange a viewing appointment for this property or require further information.

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